

## DEVELOPMENT ADVISORY COMMITTEE MINUTES

The Development Advisory Committee (DAC) met on Wednesday, November 19, 2014 at 9:00 a.m. in the Second Floor Conference Room, 220 South Main Street, Bel Air, Maryland. The meeting was chaired by Shane Grimm, Department of Planning and Zoning.

The following members were in attendance:

Len Walinski	Health Department
Robin Wales	Department of Emergency Services
Bill Snyder	Harford County Fire/EMS
Mike Rist	DPW Engineering
Darryl Ivins	DPW Water & Sewer
Patrick Jones	Harford Soil Conservation District
Eric Vacek	Department of Planning and Zoning

Also in attendance were:

Todd Fleming, Greenberg Farrow	Jessica Orelona, PRG
Debbie Button,	
for Councilman McMahan	

Shane Grimm, of the Department of Planning and Zoning, welcomed everyone to the meeting. He explained there was one plan on the agenda. Mr. Grimm explained that a brief presentation will be given by the consultant for the project. The DAC members will give their comments on the project. The meeting will then be opened up for anyone in attendance that may have questions or comments. If anyone has questions that are not answered, there are information request forms that can be filled out and submitted to the Department of Planning and Zoning and they will be responded to in writing. There is an attendance sheet circulating for everyone to sign. If a correct address is given, a copy of the minutes will be mailed or e-mailed. The minutes will also be published to the Department of Planning and Zoning's website.

### **PANDA EXPRESS – CONSTANT FRIENDSHIP BUSINESS PARK LOT 4B**

Located on east side of Constant Friendship Blvd; south of Arundel Court. Tax Map 61; Parcel 103; Lot 4B. First Election District. Council District A. Planner Eric.

Plan No. S14-132 Construct restaurant w/ drive-thru; 1.112 acres; CI.

Received 10-22-14 Target/Panda Restaurant Group/GreenbergFarrow.

Todd Fleming presented the plan along with Jessica Orelona. A Community Input Meeting (CIM) was held. Comments were received from the owner of the wine store across the street from the site. There were concerns about site access coming south on Constant Friendship Blvd, turning traffic along Constant Friendship Blvd and traffic leaving the wine store site.

A 1.1 acre site has previously been subdivided from the Target site by an approved preliminary plan. The site will construct a 2,700 sf drive thru restaurant. The site provides 29 parking spaces and a drive thru along the north side of the site. There will be an outdoor seating area. Landscape plans have been prepared and submitted for review. There is an 800 sf increase in impervious surface; there is an on-site stormwater retention system. There is existing access to the site off of Arundel Court through a 30' wide easement provided. In addition, a right in/right

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out only is proposed off of Constant Friendship Blvd in hopes to alleviate the concerns expressed at the CIM. Ms. Orelona added that Panda Express is a privately held company based out of Los Angeles and has been operated by its founders for over thirty years. There are about 40 stores in this market area between the Baltimore and DC areas. This store will have tea service in addition to the standard menu items.

**Emergency Services - Robin Wales**

The new building will be addressed 403-A Constant Friendship Blvd since there are two other businesses addressed as 403.

The proposed building must display 8"-10" address numbers and letters or a size that can be clearly visible from Constant Friendship Blvd.

The Department must have a list of at least three emergency contacts for notification, response and securing purposes if the facility is not in operation 24 hours a day.

**Volunteer Fire and E.M.S. – Bill Snyder**

For all new buildings or altered buildings with an automatic sprinkler system or a supervised, automatic fire detection system, a Knox Box must be installed per NFPA 1, Part III, 3-6. They shall be keyed for the Abingdon Fire Company: 410-638-3955.

It is recommended that non-combustible landscaping be installed directly next to the building. Traditional, wooden mulch increases the likelihood of nuisance fires from outdoor smoking.

**Harford Soil Conservation District – Patrick Jones**

Concept stormwater management plans have been submitted and reviewed.

An adequate sediment and erosion control plan must be approved before the issuance of a grading permit. The sediment and erosion control plan must be integrated with the SWM strategy at the design phase. The new 2011 Maryland Standard and Specifications for Soil Erosion and Sediment Control must be utilized; this site is in a Tier II watershed. Additional controls may need to be provided.

An NOI permit is required from MDE when a project disturbs more than one acre. Please contact MDE about the NOI permit process.

**Health Department – Len Walinski**

The site is serviced by public water and sewer. The Health Department must review and approve all food service and building plans prior to issuance of the building permit and a food package must be completed. To request a food service facility review package, the owner or his/her agent should contact Mrs. Lisa Kalama at 410-877-2332. If the plan is recognized as a prototype plan, review will be required by the Department of Health and Mental Hygiene (DHMH), Division of Food Control. If there are any questions regarding this review, please contact Ms. Gwendolyn John at 410-767-8412.

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The owner/developer is reminded that during the development of this project, when soil moisture conditions are low, measures must be implemented to prevent the generation of dust until a permanent vegetative cover is established and all paving is completed.

**DPW – Water and Sewer – Darryl Ivins**

A new series of this plan is required to address the following comments, concerns and/or requirements:

Show the locations of the existing water and sewer mains on this plan.

Show the locations of the proposed water and sewer services from the public mains to the building.

If any easements are required for the water meter vault, show them on the next series of the plan. If the vault is a 4' x 6' vault, it must be placed within a 15' x 20' drainage and utility easement. The easement must be shown on a revised record plat. The revised plat must be recorded before a building permit may be approved for this project.

If an inside water meter setting is proposed, the property owner must execute an Inside Meter Agreement which will be prepared by the Division of Water and Sewer for the ownership and maintenance of the metering equipment. This agreement shall be executed concurrent with the Commercial Service Application.

The Commercial Service Application Number 19790 must be added to the title block of the site plan submitted with the Application for approval.

Water and sewer services do not currently exist for the proposed lot. They must be constructed from the public mains in the roadway to the property line as part of the development of the property. Unless private easements are obtained from Lot 4A, the water and sewer services for Lot 4B must connect to the mains in Constant Friendship Boulevard.

Any sewer cleanouts that are located within the paved area shall be installed using the County cleanout in paving detail S-28. The detail shall be shown on the utility plan and referenced on the plan and/or profile drawing.

The construction contract numbers for the existing utilities shall be shown on the drawing submitted with the Commercial Application.

A Commercial Service Application must be completed by the owner and approved by Harford County before a building permit will be issued for this project. Contact Ms. Patti Bankert of the Division of Water and Sewer New Connection Services at 410-638-3300 x1467 for additional information.

Trees may not be placed within the drainage and utility easements within fifteen feet (15') of existing or proposed utilities. The Division of Water and Sewer must have an opportunity to review the landscaping plan before it is approved by the Department of Planning and Zoning, to verify that this condition has been met. Approval of the Commercial Application for this project will not be granted until the landscaping plan is acceptable to the Division of Water and Sewer.

**DPW – Engineering – Mike Rist**

A sediment control plan and a grading permit will be required for the development of this site. Sediment controls are to be designed to the specifications at set forth in the Maryland Standards for Erosion and Sediment Control, latest edition.

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Stormwater management must be provided in accordance with the 2000 Design Manual as amended by Supplement 1.

A stormwater management concept plan has been submitted for review. Comments must be addressed on subsequent stormwater plan submittals.

The final stormwater management plan shall be approved prior to the issuance of a grading permit. A stormwater management permit is required prior to the issuance of a building permit.

Maintenance of the regional stormwater management facility is the responsibility of the lot owner(s).

Stormwater management practices designed for and located on this lot are the maintenance responsibility of the owner.

A commercial access permit is required for the site. The entrance onto Constant Friendship Blvd shall be right in/right out only and signed accordingly.

Sidewalk handicap ramps shall be constructed at the entrance.

All pavement striping and traffic control signs shall conform to the Manual on Uniform Traffic Control Devices and State Highway Administration Supplement.

**Department of Planning and Zoning – Eric Vacek**

The proposed site is zoned CI (Commercial Industrial District), and will consist of one commercial building to be used by Panda Express as a restaurant with drive-thru service. A community input meeting was held on Tuesday, September 3, 2014 at the Abingdon Branch of the Harford County Public Library. The proposed building is approximately 2,700+/- square feet. A total of 23 parking spaces are required and 29 parking spaces have been provided.

Preliminary Plan P14-003-2 created Lot 4B. The gross tract area of the site (Lot 4B) is 1.11 acres. Lot 4B is described in recorded plat 142-82, entitled 'Final Plat of Lot 4A and 4B, Constant Friendship Business Park'. A minimum building setback line of 25-feet shall be delineated and labeled on the final plat.

A landscaping/lighting plan has been submitted for review. The landscaping plan currently delineates landscaping plantings on an island not located on recorded Lot 4B. The Department of Planning and Zoning shall require additional foundation plantings on the east side of the proposed building.

All proposed signage shall conform to the Sign Code and will require permits from the Department of Planning and Zoning. One way drive aisles shall be clearly marked with appropriate signage. Freestanding signs for Lot 4B will not be permitted on Lot 4A for future uses.

The Department of Planning and Zoning requests a new series of the plan detailing a revised carry out/drive-thru queuing configuration. There is a concern about queuing traffic at the drive thru aisle wrapping around into Arundel Court.

Mr. Grimm commented about the signage for the property. There is a panhandle strip of property that comes up to the corner of the lot to accommodate the existing Target sign. No signage for Panda Express will be allowed in that area.

There were no additional comments from the public.

Meeting adjourned at 9:15 a.m.